

WOLF PEN CREEK WATER FEATURE AND FESTIVAL AREA MASTER PLAN

February 2010

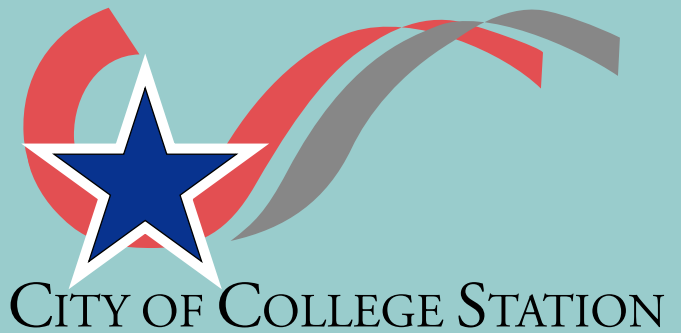


CLARK CONDON
ASSOCIATES
LANDSCAPE ARCHITECTURE



CITY OF COLLEGE STATION

Wolf Pen Creek Water Feature and Festival Area Master Plan



Project Summary: On October 8, 2009 City Council approved a contract with Clark Condon Associates for the Wolf Pen Creek Water Feature and Festival Area Master Plan. The master plan has identified the key elements of the project and narrowed and defined the scope of work for the project in order to proceed with a design contract. The master plan was developed with input from the Wolf Pen Creek Oversight Committee and the Wolf Pen Creek TIF Board.

On October 29, 2009 a joint meeting of the Wolf Pen Creek Oversight Committee and the Wolf Pen Creek TIF Board was held at the Conference Center. A brief presentation was given by the Capital Projects Department outlining the project approach, then an introduction of Clark Condon Associates, followed by general discussion of the group regarding the master plan.

On December 14, 2009 a joint meeting of the Wolf Pen Creek Oversight Committee and the Wolf Pen Creek TIF Board was held at the Carters Creek WWTP. The Committee and Board reviewed and discussed six different site plans and layouts for the festival area and water feature. The six concepts presented were narrowed from six to three. Direction was received to proceed with an interactive water feature design.

On January 26, 2010 a meeting of the Wolf Pen Creek Oversight Committee was held at the Carters Creek WWTP. This meeting resulted in further refinement of the site plan and layout for the festival area and water feature design, and included general review and discussion of the cost estimate. The Committee narrowed the options from three to one, by taking elements, features, and ideas from all three to create a preferred site layout.

Budget & Financial Summary: This project is funded from the Wolf Pen Creek TIF Fund in the amount of \$3,500,000.00. As part of a development agreement, \$1,200,000.00 is obligated for the design and construction of a water feature.

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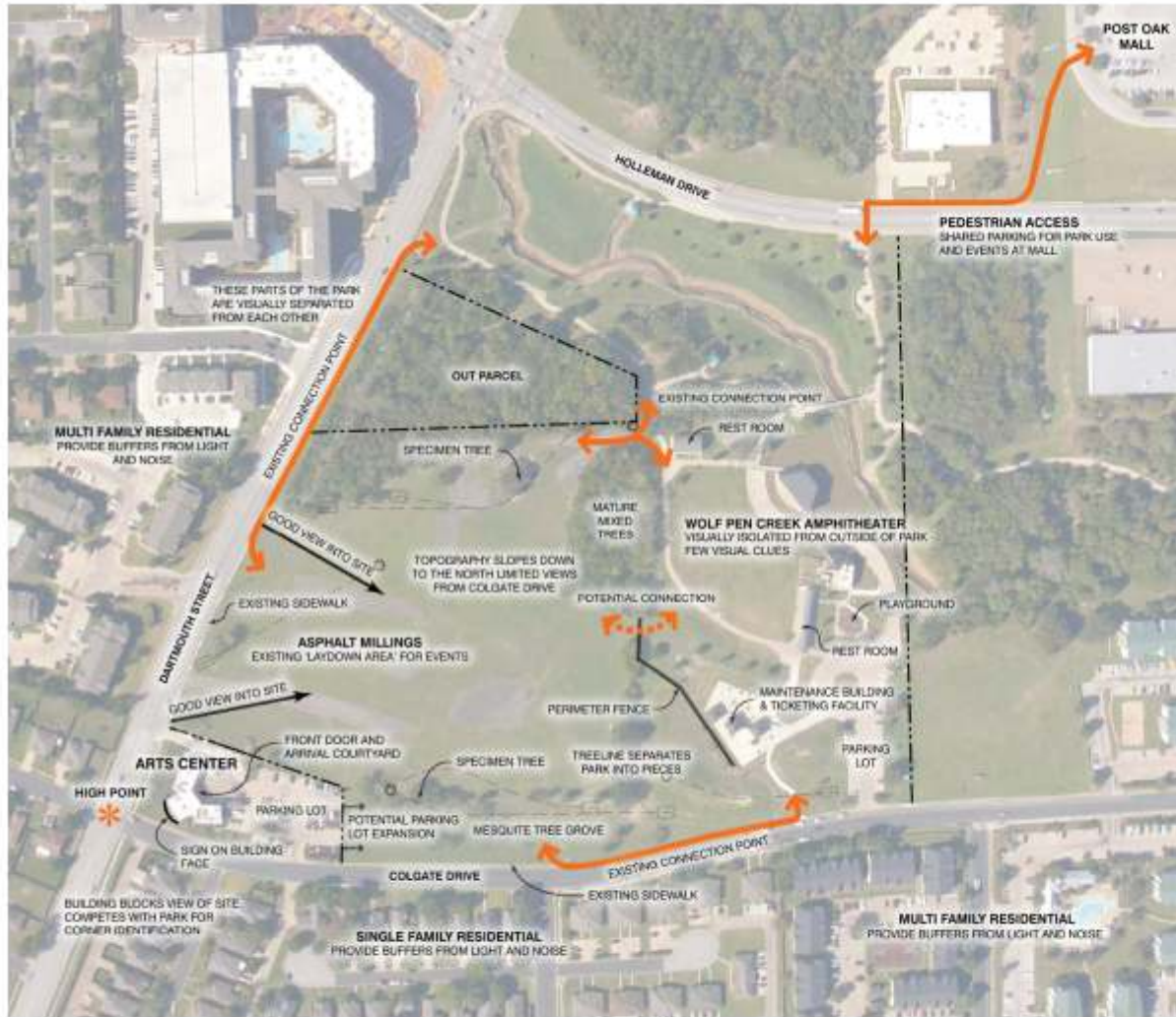
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SITE ANALYSIS

OVERVIEW

Located on Wolf Pen Creek in the City's Wolf Pen Creek District this improvement to Wolf Pen Creek Park will be an outdoor recreation and entertainment destination in the City of College Station. Providing the community with an improved festival venue is the inspiration for this effort taken on by the City and the Clark Condon Associates team. It will be integrated into the existing program of the park and enhance the parks overall recreational value.

SITE ANALYSIS AND METHODOLOGY

The site consists of approximately 13.5 acres of gently sloping open land at the southwest corner of Wolf Pen Creek Park. It is bounded by Dartmouth Street to the west which is a major thoroughfare and Colgate Drive to the south which is a residential collector street. Both provide vehicular access to the site. The highest point of the site is the southwest corner which is currently the location of the Arts Center. From here there are excellent views of the surrounding area to the north. The lowest point of the site is the northeast corner which is surrounded by dense woods. Drainage typically flows northeast toward Wolf Pen Creek.

Much of the existing park development is to the east of the site and is somewhat visually separated by topography, trees and fencing. Connection and interaction between the two sites strongly encouraged.

The western edge of the site along Dartmouth is open and provides excellent opportunities for visual access to the site and any proposed structures and amenities.

Four disc golf holes are routed through this part of the park and may be impacted by future development, although it appears that the impact will be minimal. In the middle of the site are strips of asphalt millings that have been used for barbeque event trailers. Although functional for a particular event, they are an impediment to a wider range of recreational activities.

It is recommended the majority of any new development on this site be concentrated at the southwest corner of the site which provides the greatest opportunity of visibility, access, and proximity to the Arts Center. This will leave the remainder of the site as flexible open space for recreation and events.



LEGEND:

- A. 3,620 sf Pavilion
- B. Paved Plaza with Covered Seating and Interactive Water Feature
- C. 1,612 sf Fountain Equipment Room
- D. 1,352 sf Rest room and Storage Building with Entry Portal
- E. 1,352 sf Shelter
- F. Arts Center (Existing)
- G. Parking Lot (97 New Spaces)
- H. Cook-off Staging Area
- I. Festival Tent Staging Area
- J. Pedestrian Light Standard with Electrical and Power Connections
- K. 10' Loop Trail
- L. Perimeter Fencing
- M. Monument Sign
- N. Column Markers
- O. Additional Staging Areas
- P. Foot Bridge/Culvert Crossing
- Q. Special Paving at Pedestrian Crossings
- R. Maintenance and Ticketing Facility (Existing)
- S. Amphitheater (Existing)
- T. Rest room Facility (Existing)
- U. Landscape Buffer
- V. Disc Golf Hole (Existing - relocate as needed)
- W. Perimeter Trees
- X. Perimeter Sidewalk (Existing)

OVERALL PLAN





Bird's Eye View - from Art's Center



View from Art's Center Parking Lot



View into the Plaza from the Parking Lot

CONCEPT

This phase of Wolf Pen Creek Park has a dual purpose. Foremost it is to be a unique vehicle and pedestrian destination park every day of the week and secondly as the City's premier Festival Park. The addition of these improvements will complement the existing amphitheater and make Wolf Pen Creek Park the place to be.

SITE PLAN

The focus of this part of the park will be a fountain plaza framed by striking buildings and shade structures. Anchored at the center of the plaza will be a large sophisticated interactive water feature that will be a favorite destination for park users throughout the year. Located on the highest elevation on the site, the plaza will overlook an expansive lawn large enough to accommodate major events and yet flexible enough to invite smaller activities and gatherings. A major pavilion will be the most visually dominant structure and act as a landmark for the surrounding area through scale, character and materials. A cluster of smaller structures around the plaza will provide shade pavilions, rest rooms, storage rooms and house fountain mechanical equipment.

Encircling the site is a lighted concrete loop walk that not only serves as a loop walking trail but also provides the link to the rest of Wolf Pen Creek Park. Radiating from the loop walk are numerous connecting walks that will provide a variety of options for park users to navigate around the park.

The 10' wide walk is sized to accommodate festival crowds and maintenance/service vehicles. Each light pole along the walk will be outfitted with electrical and water hook-ups for events.

An ornamental fence is proposed to surround the site that will not only create an identifiable edge treatment to the park but also serve as a mechanism for controlling event access. However, there will be no gates to limit normal park use. Access during events will be handled by event personnel.

Vehicle access and parking is along a meandering "park road" that connects Dartmouth, Colgate and the Arts Center parking lot. The number of parking spaces is sized to accommodate normal daily park usage. Event parking will continue to be handled with off-site parking at Post Oak Mall.



View into Plaza from Lawn



View into Plaza from Southwest



View into Park from Dartmouth Street



View from Plaza Entry



Foot Bridge



Ornamental Metal Fencing

EXISTING SITE ELEMENTS AND MATERIALS

There are many existing site elements and materials that will be used to reinforce continuity between the existing and proposed parks.



Park/District Identity



Meandering, Lighted Trails



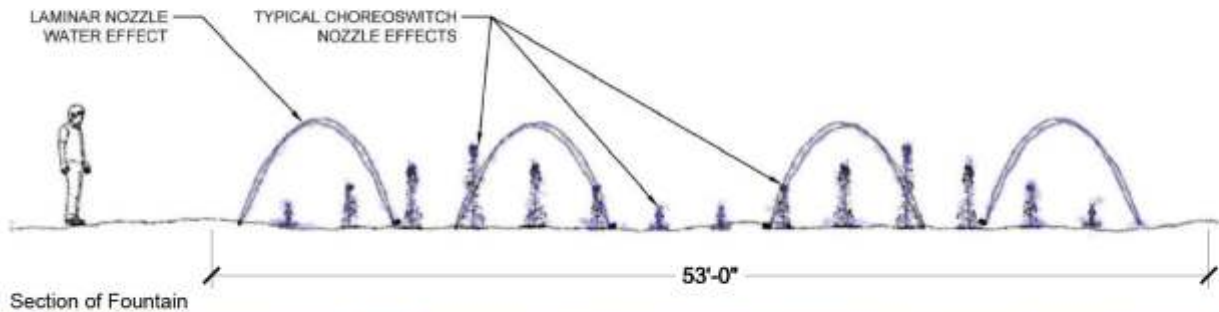
Native-Adaptive Vegetation



Concrete Block Buildings with Standing Seam Roofs



Character Images



Section of Fountain



View of Fountain from the Northeast

WATER FEATURE

This "wet deck" water feature area comes to life through the choreographed antics of a variety of nozzles. Highly interactive play during the day, then at night it becomes a colorful and vibrant light and water show.

Choreoswitches, named for their ability to respond to choreography, are the key nozzle used within the feature. This fast paced switching technology makes a myriad of water feature effects possible through a single nozzle. This nozzle combined with LED lighting fixtures, capable of producing over 16 million colors result in an impressive water display.

The second type of nozzles designed for this feature is a laminar flow nozzle. Laminar type nozzles create a slug or rod of water that is mesmerizing. When used in sequence and lit with LED lights these nozzles create a whimsy and playfulness that will attract visitors to touch the water. The next nozzle type is an arching jet which creates a similar arching pattern but in a broader path and a broken spray in contrast to the laminar flow nozzle. The last of the selected feature nozzles is a dynamite blast. This feature known for its volumes of vertical water creates the centerpiece. Lit from below with LED lights these nozzles create a mounding pulsating effect. In both of these "play" modes all the features involved are safe for even toddlers as each of the flow rates is governed, and, therefore, spray heights are kept in line with safety standards.

This feature can go from "interactive/play mode" to "show mode". All the animation and choreography of the play modes can be escalated to much greater heights. However, as a result of this increased pressure, it is essential to consider the safety of the public and restrict access to the wet deck with temporary barriers which can be brought in as a function of the event.

In conclusion, we're certain this project will be the most successful premiere festival venue accommodating more frequent usage for the City of College Station.



Standing Seam Roof



Bird's Eye of Plaza and Surrounding Buildings



View of Pavilion from Southeast



Laminated Wood Beams

ARCHITECTURE

The buildings clustered around the water feature plaza consist of simple geometric shapes constructed of sandblasted concrete columns, laminated wood beams, burnished face concrete masonry units, and standing seam metal roofs. The proposed materials have been selected because of their durable and low maintenance qualities. Materials and colors will be compatible with the palette of the existing architecture.

The main entrance to the water feature plaza complex is from the South through a portal structure flanked by a rest room facility on the west side and storage building on the east side.

Two 676 square foot shelter structures are located on the west side of the plaza. They provide cover for small group activities, such as birthday parties, family picnics, and viewing the interactive water feature activities.

The 1,612 square foot building that encloses the east side of the plaza houses the water feature and electrical service equipment.

Trellis structures are provided on the interior plaza side of each structure to provide additional shaded seating opportunities for people participating in and viewing the fountain activities.

The 3,260 square foot multipurpose pavilion is located on the North side of the water feature plaza and overlooks the rest of the park. The multipurpose pavilion provides shelter for approximately 180 persons in a dining configuration and approximately 350 persons in an assembly configuration. It is also designed to accommodate performance functions oriented outwardly toward the plaza or internally within the structure.

With the exception of the entry portal structure which has open gable ends designed to emphasize directional passage, all of the roofs have pyramidal shapes with integrated glazed or louvered gables to provide daylight and ventilation to the interior spaces and to prevent the intrusion of wind-blown rain.



Bird's Eye View from Art's Center

UTILITY CONSIDERATIONS

Circulation Drive

In order to provide sufficient access to the proposed facilities, a circulation drive is proposed through the southwest corner of the site. The eastern end of the drive will connect to Colgate Drive at the existing intersection of Carnation Court, and the western end of the drive will align with the entrance to the Jefferson Ridge Apartment Complex on Dartmouth Drive. A physical connection will also be made to the existing parking lot adjacent to the Arts Center Building, providing multiple access options for daily visitors as well as vendors, suppliers, large service vehicles and busses during major events. The alignment of the drive is curvilinear in order to break up the pattern of the parking which will be located adjacent to the drive, but also to provide glimpses of the water feature / pavilion area to entice users into the project site.

On site Parking

Parking is ultimately expected in groups along both sides of the proposed circulation drive. Phase one parking may be limited to just the northeastern side of the circulation drive to provide for daily use as well as meet ADA/TAS accessibility requirements. Parking along the south side of the drive can be included within the phase one project or may be delayed to be constructed at the same time as the pavilion structure.

Storm Drainage

Rainfall currently leaves the site entirely by surface means, mostly as sheet flow but there is a concentrated flow area between the proposed lawn area and the existing Amphitheater site. All of these flows are draining north to north east, and all end up in Wolf Pen Creek upstream of the Amphitheater structure. Drainage for the proposed circulation drive is proposed to be handled in two fashions. Roughly a third of the new drive should drain westerly and should be allowed to flow into Dartmouth Street, where it will flow north within the gutter to the existing curb opening facilities south of Holleman Drive. The eastern two thirds of the circulation drive and parking would drain easterly and would need to be taken by open drainage channel or underground storm drain pipe (depending on budget) towards the existing amphitheater support building, and then allowed to flow within a re-graded and aligned open channel northwards towards Wolf Pen Creek. This existing path should be reshaped to move the flow away from the existing fence, and to provide clearance for proper maintenance. The runoff for the lawn area will be allowed to continue sheet flowing to the north and northeast, crossing under the perimeter sidewalk via small culverts at one of many locations.



Wolf Pen Creek



Existing Electrical Utilities along Colgate Drive



Existing Drainage along the Northeastern edge of the Park



Existing Pedestrian Light

Domestic Water

Water supply for the project will be provided in two parts. First, a water main will be constructed along the northeast side of the circulation drive connecting to existing main lines in both Colgate and Dartmouth. This main will provide connections for fire coverage, rest rooms, drinking fountains and water feature fill. Connected to this main line extension will be a 4 inch line that follows the sidewalk looping around the festival lawn area. This line will be connected to the many locked water tap connections planned within the light bases along the path. In this manner, festival vendors will have plenty of access to water during events, and maintenance staff will have similar access for cleaning purposes.

Sanitary Sewer

The sanitary sewer facilities associated with the water feature and pavilion area are planned to be connected to the existing public sewer main that runs north-east of the proposed water feature, through the festival lawn area. Should this existing line not be of sufficient capacity or condition to serve these needs, a new sewer line will be run from the existing amphitheater support building.

Electric Power

Based on the approximate demands known to date, this project will include a looped power connection between the existing distribution circuit running along Dartmouth Drive and the existing distribution circuit adjacent to the Amphitheater. While the main power loop will follow the southern side of the proposed festival lawn perimeter sidewalk loop, another run will complete around the north side of the loop. This will provide not only dual feed, high load capacity power to the water feature and pavilion area, but will provide significant capacity for power connections along the sidewalk loop for vendors and other event uses.